

Dane County Rezone Petition

Application Date	Petition Number
09/09/2024	DCPREZ-2024-12115
Public Hearing Date	
11/19/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN AND ELIZABETH BECKER	PHONE (with Area Code) (608) 843-8355	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4313 BUCKLEY RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip)	
E-MAIL ADDRESS jfbecker@sbcglobal.net		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Daentl Road east of 4313 Buckley Rd					
TOWNSHIP BURKE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-081-8500-5		0810-081-9000-8			

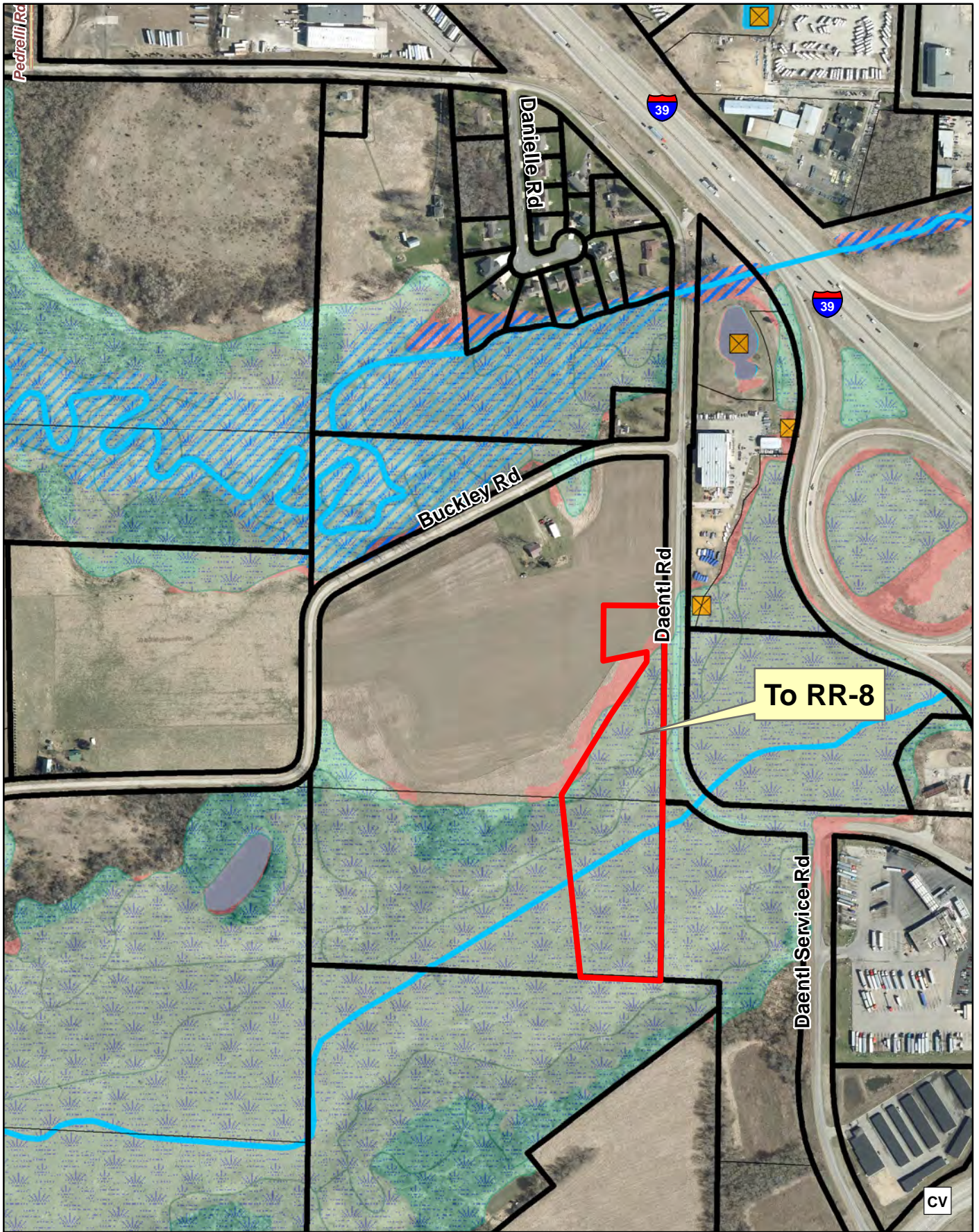
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-8 Rural Residential District	9.01

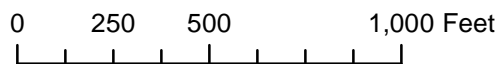
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: RR-8 ZONING REQUESTED DUE TO PRIOR CITY OF MADISON COMMENTS. SIGNIFICANT WETLANDS AND FLOODPLAIN ON PROPERTY. AREAS NEED TO BE PROPERLY IDENTIFIED FOR BUILDING SO AS TO NOT CONFLICT WITH TOWN OF BURKE COMPREHENSIVE PLAN.



Legend

-  Wetland
-  Floodplain



Petition 12115
Becker



Dane County
 Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545

• PERMIT FEES DOUBLE FOR VIOLATIONS.
 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name: <u>John F. Becker</u>	Agent Name:
Address (Number & Street): <u>4508 Buckley Rd</u>	Address (Number & Street):
Address (City, State, Zip): <u>DeForest, WI 53539</u>	Address (City, State, Zip):
Email Address: <u>Jfbecker@sbcglobal.net</u>	Email Address:
Phone#: <u>608 8438355</u>	Phone#:

PROPERTY INFORMATION

Township: <u>Burke</u>	Parcel Number(s): <u>014/0810-081-8500-5</u>
Section: <u>8</u>	Property Address or Location: <u>4318 Buckley Rd. DeForest, WI 53532</u>

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Intent to convert a small section buildable real estate for residential use. Balance of property will be still be farmed and wetlands maintained.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<u>RM16</u>	<u>RM8</u>	<u>9.01</u>

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

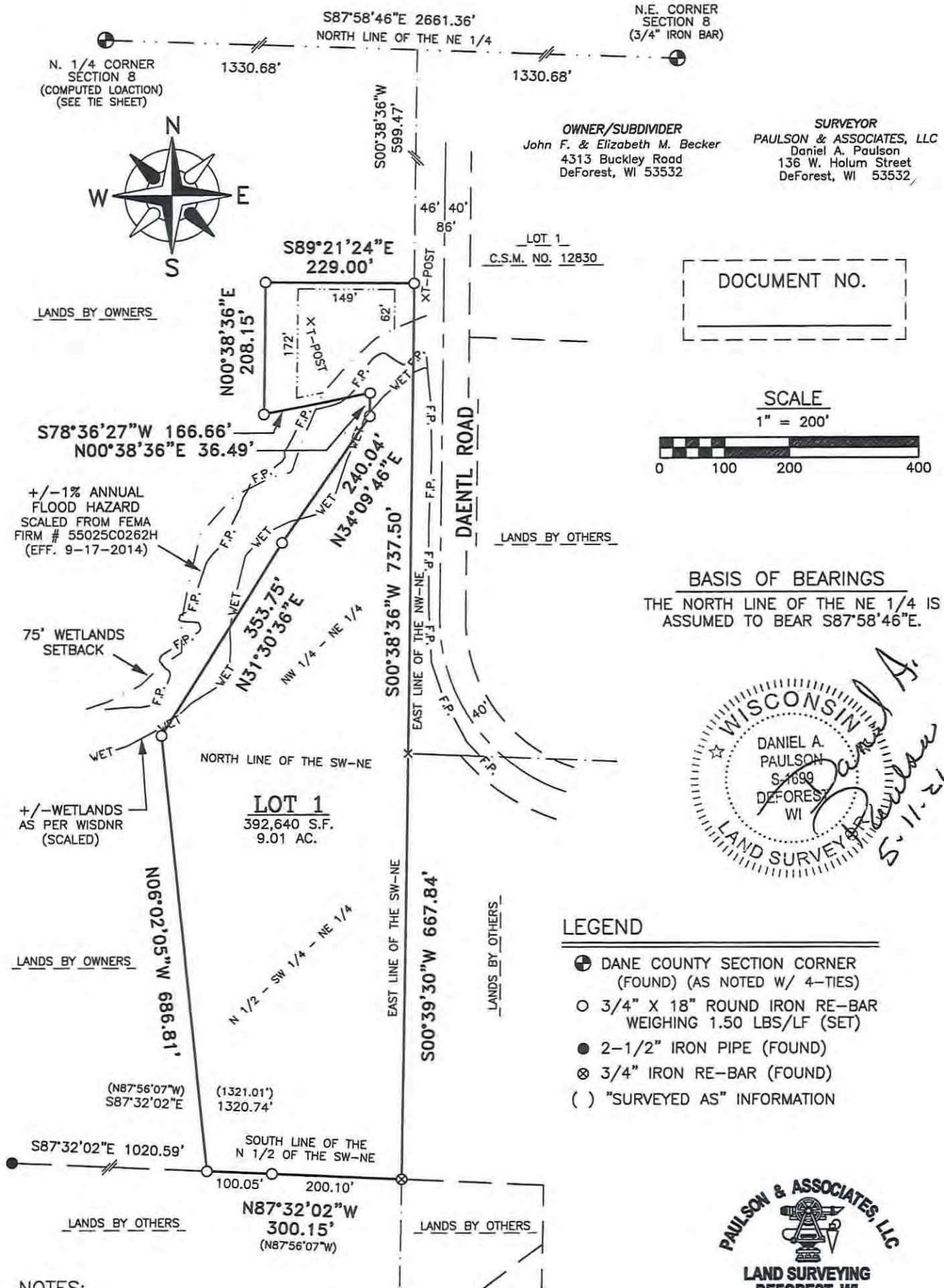
- | | | | | |
|---|---|---|--|---|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|---|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature John F. Becker Date 9-6-24

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4, SECTION 8, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



WISCONSIN
DANIEL A. PAULSON
S 1699
DEFOREST, WI
LAND SURVEYOR
12-11-21

DOCUMENT NO.

SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor **DO HERBY CERTIFY** that by the direction of John F. Becker, I have surveyed, divided, monumented, and mapped part of the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼ of Section 8, Town 08 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

COMMENCING at the North ¼ Corner of Section 8;
thence S87°58'46"E, 1330.68 feet along the north line of the NE ¼ of Section 8 to the northeast corner of the NW ¼ of said NE ¼;
thence S00°38'36"W, 599.47 feet along the east line of the NW ¼ of the NE ¼ of Section 8 to the **POINT OF BEGINNING**;
thence continuing S00°38'36"W, 737.50 feet along the east line of the NW ¼ of the NE ¼ of Section 8 to the southeast corner of said NW ¼ of the NE ¼;
thence S00°39'30"W, 667.84 feet along the east line of the SW ¼ of the NE ¼ of Section 8 to the south line of the N ½ of said SW ¼ of the NE ¼;
thence N87°32'02"W (previously surveyed as N87°56'07"W), 300.15 feet along the south line of the N ½ of the SW ¼ of the NE ¼ of Section 8;
thence N06°02'05"W, 686.81 feet;
thence N31°30'36"E, 353.75 feet;
thence N34°09'46"E, 240.04 feet;
thence N00°38'36"E, 36.49 feet;
thence S78°36'27"W, 166.66 feet;
thence N00°38'36"E, 208.15 feet;
thence S89°21'24"E, 229.00 feet to the **POINT OF BEGINNING**.

Containing 392,640 square feet, 9.01 acres.

Subject to all other recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance in surveying and mapping the same.

Daniel A. Paulson
Daniel A. Paulson PLS-1699
5-11-21
Date:



NOTE:
Subsoil information indicates the presence of high ground water in this area. Additional on-site testing should be conducted to determine the lowest elevation or if foundation plans should be modified to accommodate existing soil conditions.

Lowest basement floor elevations shall be 2 feet above observed evidence of high ground water.

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee.

Date: Daniel Everson
Authorized Representative

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2021, at _____ o'clock ____ M.
and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

DOCUMENT NO. _____
Dane County Register of Deeds-Kristi Chlebowski

CITY OF MADISON CERTIFICATE

Pursuant to a certain cooperative plan between the City of Madison, City of Sun Prairie, Village of DeForest and the Town of Burke dated January 5, 2007, the City of Madison does hereby waive its extraterritorial land division approval jurisdiction for this Certified Survey Map to allow the creation of not more than two residential lots as provided for in Sec.11B.(3) of said cooperative plan. Further additional subdivision, zoning or development of the resulting lots may be subject to the review and approval of the City of Madison as provided for in the cooperative plan.

Natalie Erdman

Date:

TOWN OF BURKE APPROVAL CERTIFICATE

Approved for recording by the Burke Town Board this ____ day of _____, 2021.

Authorized Representative
Burke Town Board

OWNER'S CERTIFICATE

We, John F. & Elizabeth M. Becker, hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

John F. Becker

Date

Elizabeth M. Becker

Date

STATE OF WISCONSIN)
_____ **COUNTY))SS**

Personally came before me this ____ day of _____, 2021, the above John F. & Elizabeth M. Becker to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, _____, as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this map.

Date

STATE OF WISCONSIN)
_____ **COUNTY))SS**

Personally came before me this ____ day of _____, 2021, the above _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____



Sun Prairie - Madison Office
242 East Main Street, Suite #201
Sun Prairie, WI 53590

V: 608.825.0094
V: 608.251.7515
F: 866.926.9351



Wausau Office
4404 Rib Mountain Drive #244
Wausau, WI 54401

V: 715.803.2736
F: 866.926.9351

Date: September 4, 2024

To: Roger Lane – Dan County Zoning Administrator

RE: John Becker – Buckley Road
Elevation Study (Rev #1)

Dear Roger,

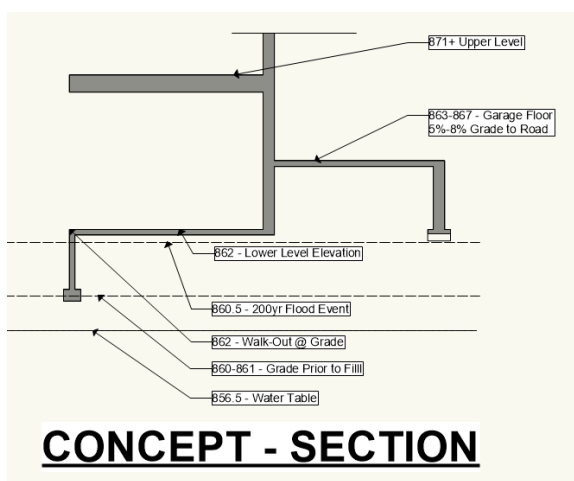
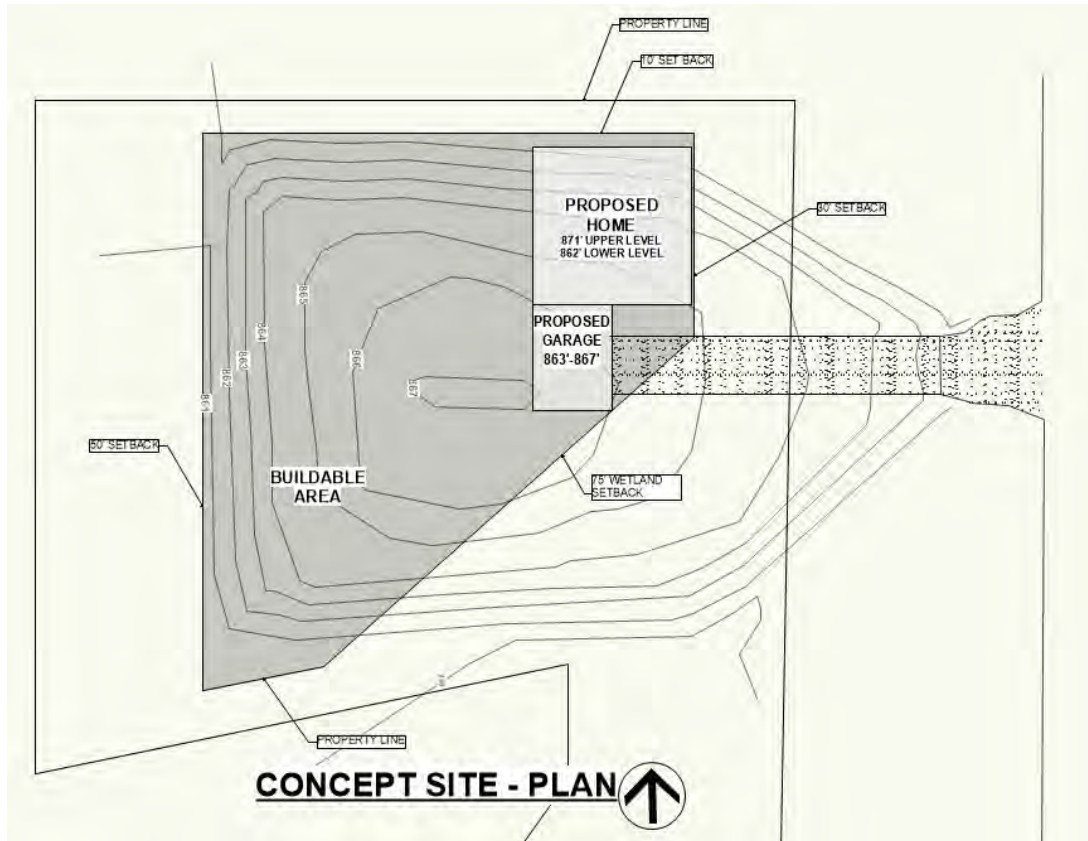
Subsequent to reviewing surveys and consulting Sunbury Consulting, we offer the following study. The intent of this study is to establish a conceptual location of New Residence at 4313 Buckley Road. We understand that the Owner is pursuing a zoning change for a portion of the property along Daentl Road to allow for the construction of this residence. We further understand the Dane County is concerned that a proposed structure on this site is not adversely affected by an extreme floor event: estimated at (0.5% chance of flooding (200-year event) or 0.2% chance (500-year event). This appears to translate to Approximated 860.5' Elevation.

The approximate building area has been established by previous work by Sunbury Consultants and Paulson and Associates. It is restricted by zoning required property and wetland setbacks. A proposed lower level height includes 862', to mitigate risk the negative impact of an extreme floor event. This will also allow a lower level to offer a "walk-out" scenario. If Dane County does not feel this condition is acceptable, the sill of any opening can be established at 864' to allow for sleeping arrangements in this lower level. The sill height will accommodate an egress window.

In the case of a "walk-out" there is an argument that a sump system may not even be required. However, the UDC does leave this requirement up to the discretion of the building inspection. Regardless, we would recommend the installation of a sump system.

The final grading of a new residence will be dictated by the layout of the residence and corresponding garage. However, the proposed location of the build suggests that the grading as exists today will not require much of an adjustment. Extra soils from the build would need to be spoiled on site or hauled away. The proposed garage location with a variable floor elevation establishes a driveway slope well within the 12% grade limitation of Dane County.

Immediately following you will find a proposed "Concept Site Plan" and "Concept Section" to illustrate the above considerations. It assumes a 2400 sf footprint home with an attached 2 ½ car garage. It is a (2) level home with a lower level that may or may not be basement as the UDC defines this based on level exposure which would be defined with the completion of the home design.

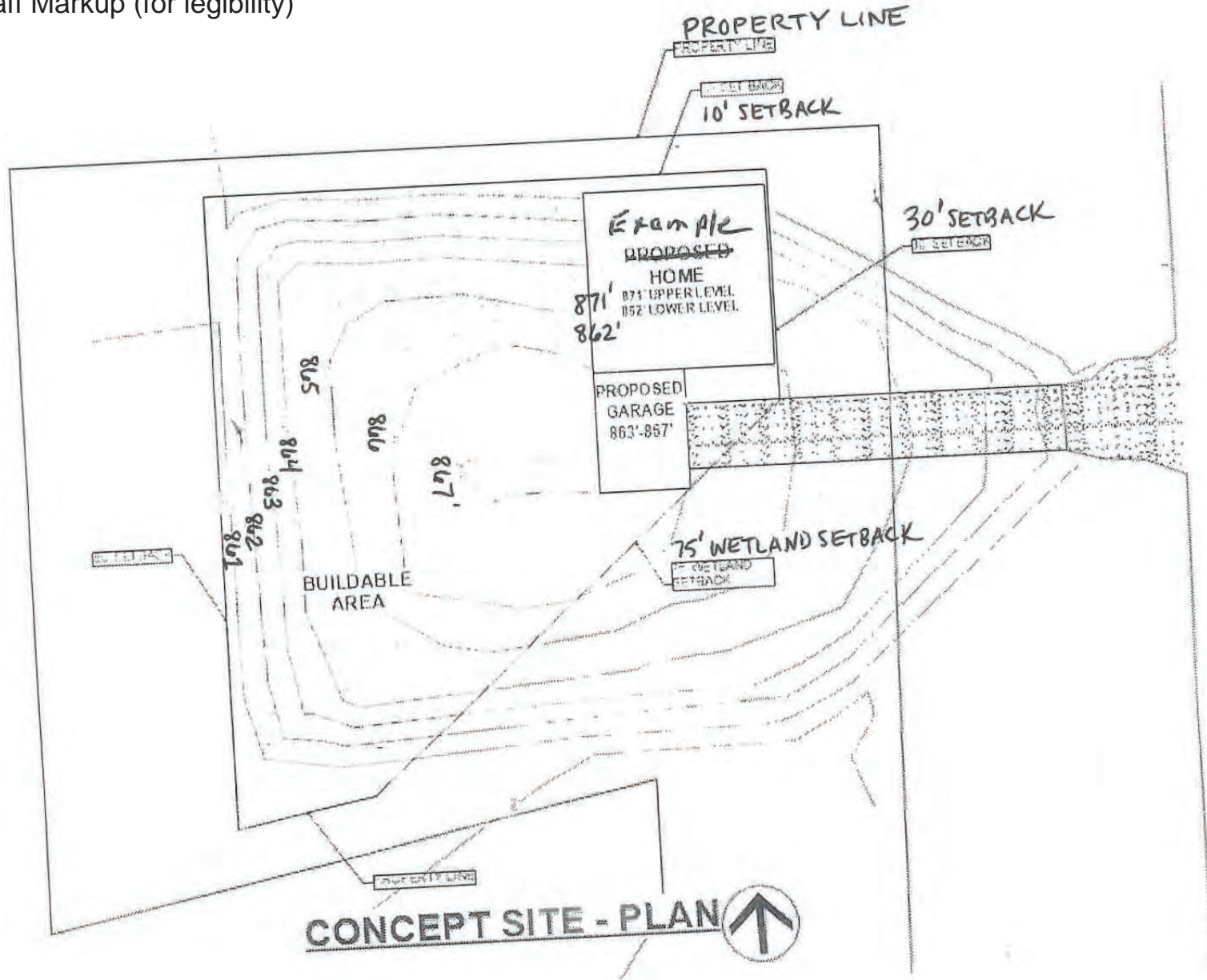


We hope that this will satisfy Dane County's concerns regarding potential risks to a structure placed upon the property in an extreme flooding event. If you have any questions, please free to contact me at 608-577-0094.

Sincerely,

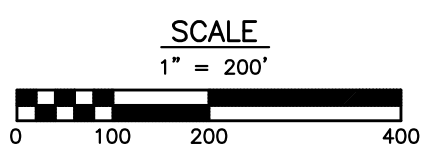
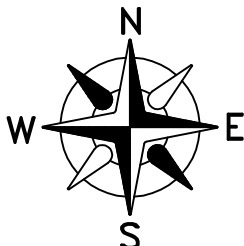
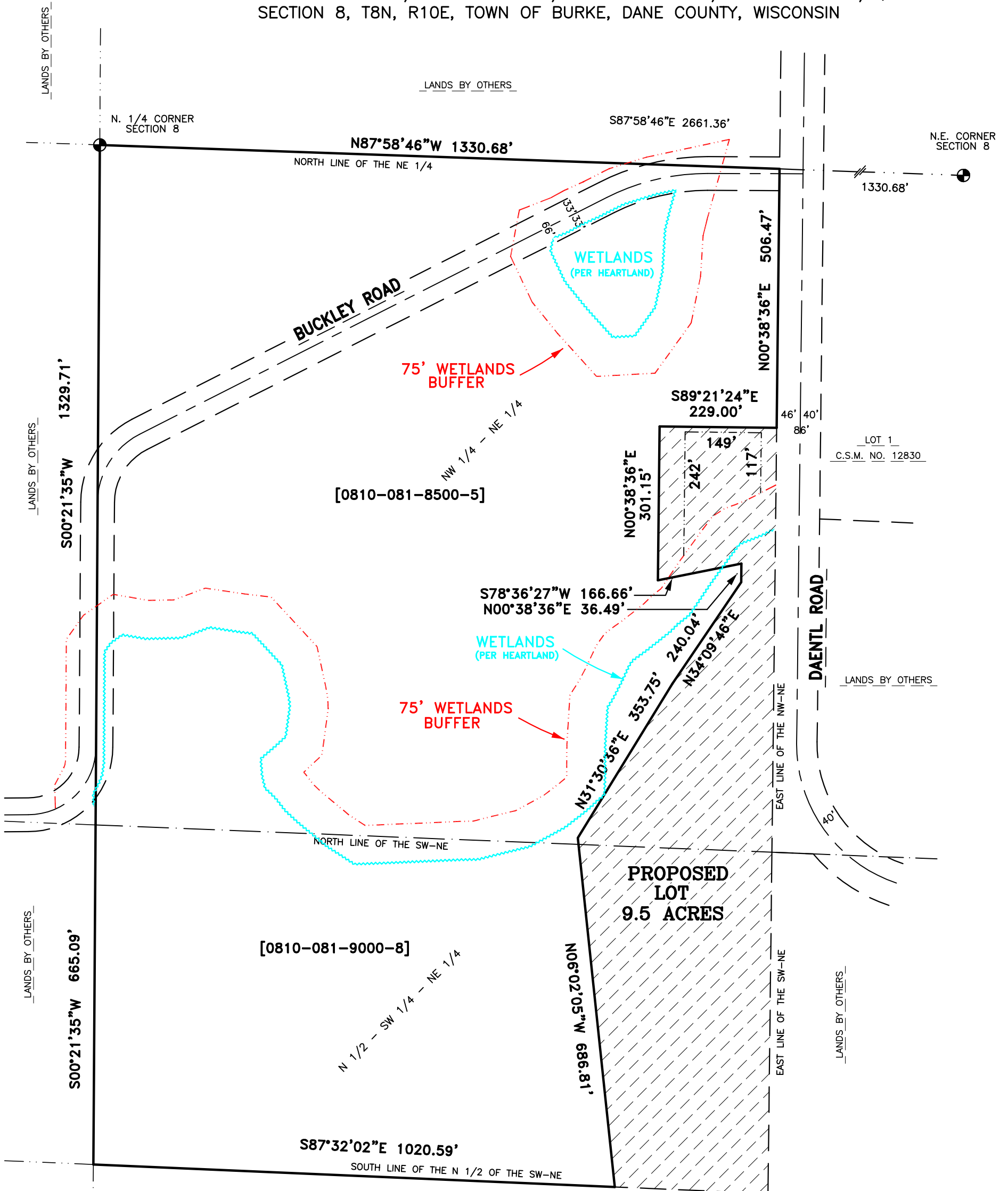
Kelly B. Thompson AIA, CSI

Staff Markup (for legibility)



GENERAL LOCATION SKETCH

LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4,
SECTION 8, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS
THE NORTH LINE OF THE NE 1/4 IS
ASSUMED TO BEAR S87°58'46"E.

OWNER/SUBDIVIDER
John F. & Elizabeth M. Becker
4313 Buckley Road
DeForest, WI 53532

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532



WETLANDS NOTE:

WETLANDS WERE DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC

RM-16 to RR-8

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Town 08 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

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